



Baltimore County
Department of Planning

Quarterly Subdivision Report

Second Quarter

April 1, 2016 – June 30, 2016

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Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning April 1, 2016 and ending June 30, 2016. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of July 2016. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

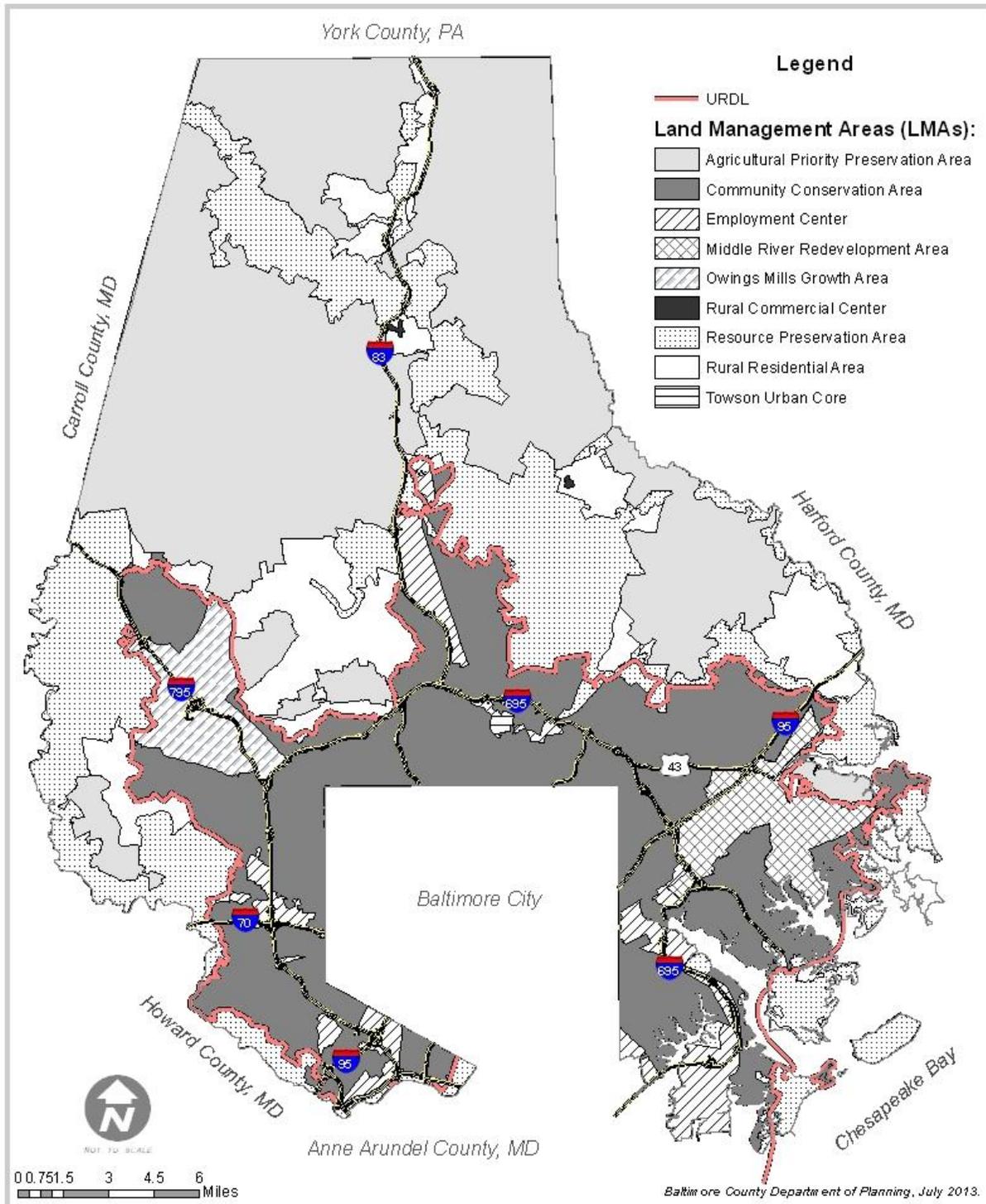
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrates the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MARRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

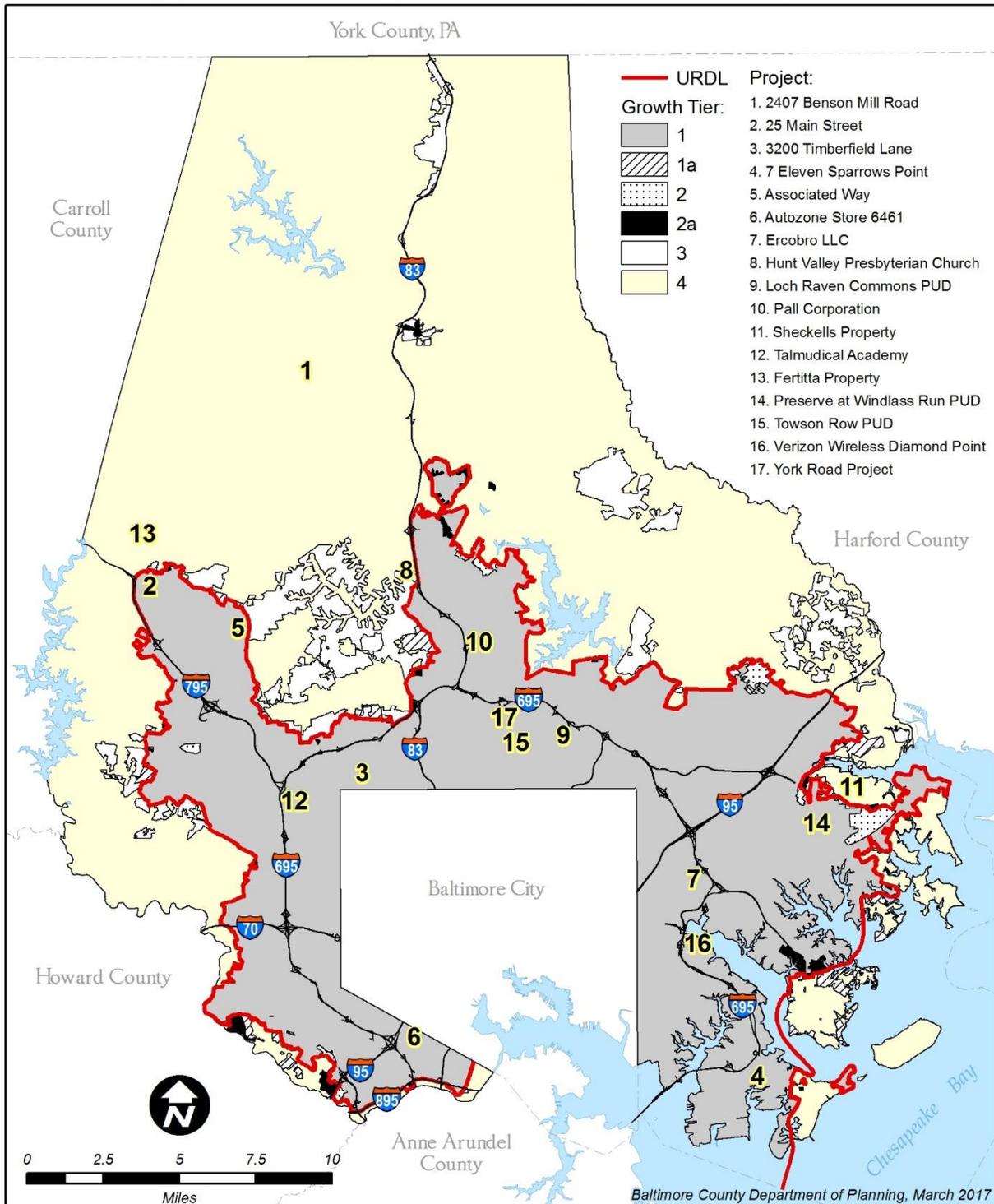
Development Summary

During the 2nd quarter of 2016, Baltimore County approved 17 development plans. During this reporting period, four minor developments, 4 limited developments, 4 PUD developments and 5 major developments were approved (Figure 1). All but four of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 2nd Quarter, 2016

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	2407 BENSON MILL ROAD	MINOR	SFD	DR 5.5	3.062	APPA	4
2	25 MAIN STREET	PUD	MIXED	DR 3.5, BL-CCC	7.750	CCA	1
3	3200 TIMBERFIELD LANE	MINOR	SFD	DR 2	3.1340	CCA	1
4	7 ELEVEN SPARROWS POINT	LIMITED	COMMERCIAL	BR AS	1.530	CCA	1
5	ASSOCIATED WAY	MAJOR	SFD	DR 1, OR 2	99.44	OMGA	1
6	AUTOZONE STORE 6461	LIMITED	COMMERCIAL	BL, ML-IM	0.861	EC	1
7	ERCOBRO LLC	MAJOR	MIXED	ML-IM	7.795	EC	1
8	HUNT VALLEY PRESBYTERIAN CHURCH	MAJOR	INSTITUTION	RC 3	23.150	RPA	4
9	LOCH RAVEN COMMONS PUD	PUD	MIXED	ML-IM	9.780	EC	1
10	PALL CORPORATION	LIMITED	OFFICE	ML-IM	6.400	EC-HV	1
11	SHECKELLS PROPERTY	MINOR	SFD	RC 2	12.884	APPA	4
12	TALMUDICAL ACADEMY	LIMITED	INSTITUTION	DR 5.5	11.600	CCA	1
13	THE FERTITTA PROPERTY	MINOR	SFD	RC 2	3.730	RRA	4
14	THE PRESERVE AT WINDLASS RUN PUD	PUD	MIXED	DR 3.5, ML-IM, DR 2	12.940	CCA	1
15	TOWSON ROW PUD	PUD	MIXED	BM-CT	5.934	TUC	1
16	VERIZON WIRELESS DIAMOND POINT	MAJOR	COMMERCIAL	ML-IM	31.400	EC	1
17	YORK ROAD PROJECT	MAJOR	MIXED	BM-CT	1.318	TUC	1

Approved Development Plans, 2nd Quarter, 2016



Residential Development

In the 2nd quarter of 2016, Baltimore County approved 1,159 housing units, 58% being multi-family units. (See Figure 2). There were 171 single family detached, 317 single family attached and 671 multi-family units. There were no single-family semi-detached units developed in the reporting quarter. All but 6 units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 2nd Quarter 2016.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	2407 BENSON MILL ROAD	APPA	4	MINOR	SFD	2	0	0	0	2
3	3200 TIMBERFIELD LANE	CCA	1	MINOR	SFD	2	0	0	0	2
5	ASSOCIATED WAY	OMGA	1	MAJOR	SFD	56	0	0	0	56
9	LOCH RAVEN COMMONS PUD	EC	1	PUD	MIXED	0	0	0	192	192
11	SHECKELLS PROPERTY	APPA	4	MINOR	SFD	2	0	0	0	2
13	THE FERTITTA PROPERTY	RRA	4	MINOR	SFD	2	0	0	0	2
14	THE PRESERVE AT WINDLASS RUN PUD	CCA	1	PUD	MIXED	107	0	317	0	424
15	TOWSON ROW PUD	TUC	1	PUD	MIXED	0	0	0	374	374
17	YORK ROAD PROJECT	TUC	1	MAJOR	MIXED	0	0	0	105	105
SUM:						171	0	317	671	1,159
Percentage:						14.75%	0.00%	27.35%	58%	100%

Source: Baltimore County Government, July 2016.

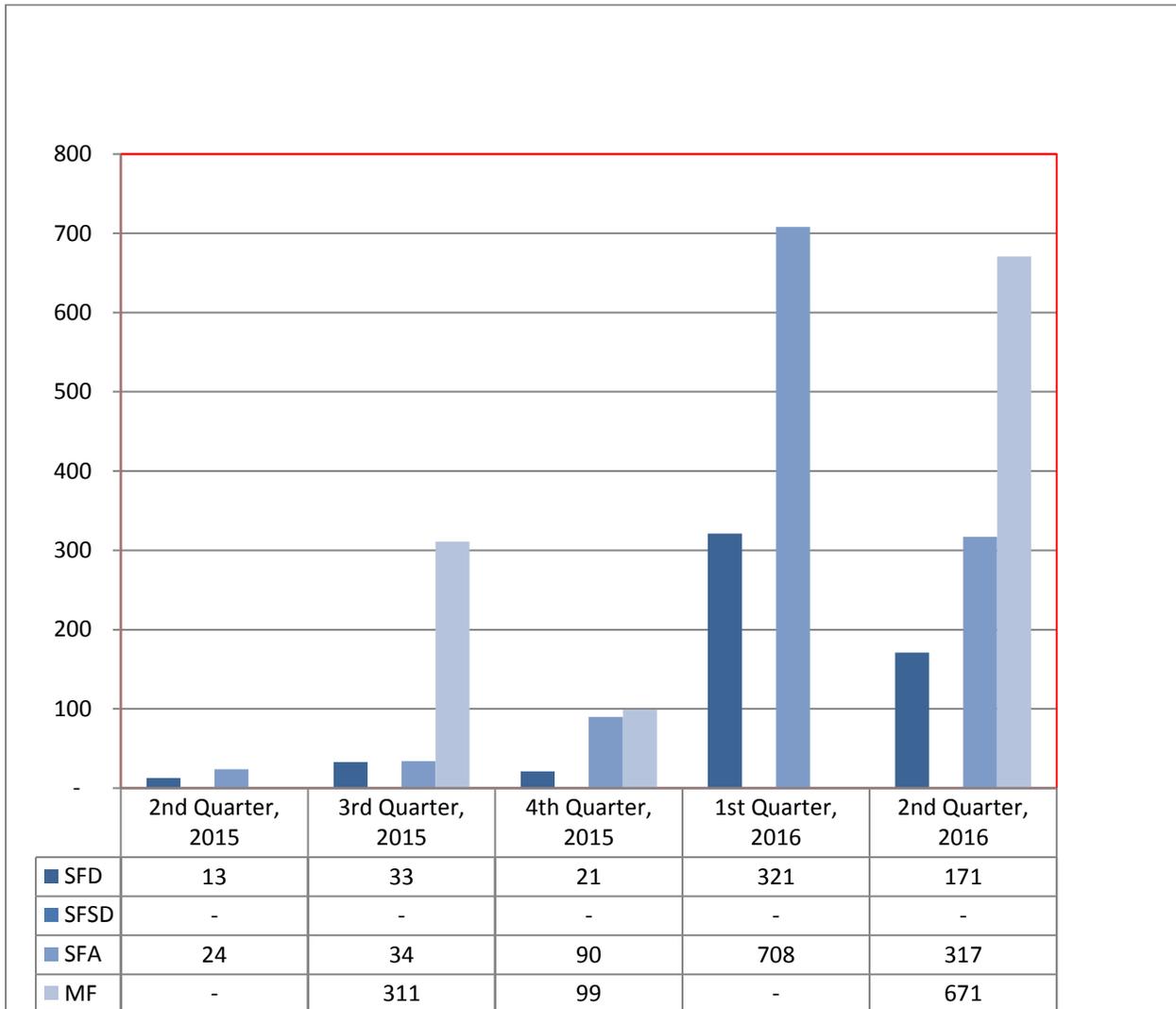
SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 2nd Quarter, 2015 - 2nd Quarter, 2016

LMA Code	LMA Name	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	Total
APPA	Agricultural Priority Preservation Area	0	6	7	10	4	27
CCA	Community Conservation Area	11	336	42	19	426	834
EC	Employment Center	0	34	62	0	192	288
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRRA	Middle River Redevelopment Area	0	0	0	997	0	997
OMGA	Owings Mills Growth Area	26	0	99	2	56	183
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	2	0	1	2	5
TUC	Towson Urban Center	0	0	0	0	479	479
	Total	37	378	210	1,029	1,159	2,813

Figure 4. Units by Type in Approved Development Plans 2nd Quarter 2015- 2nd Quarter 2016



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 2nd quarter of 2015 continuing through the 2nd quarter of 2016.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from 2nd quarter 2015 to 2nd quarter 2016, 1,670 units were approved for occupancy. Of them, 84% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 2nd quarter of 2016, over 80% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 2nd Quarter, 2015 – 2nd Quarter, 2016

Housing Type	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	Total
SFD	109	127	122	95	129	582
SFSD	2	-	2	2	6	12
SFA	419	149	128	34	79	809
MF	140	-	127*	-	-	267
Sum	670	276	379	131	214	1,670

*= Senior Apartment Buildings

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 2nd Quarter, 2016

LMA	SFD	SFSD	SFA	MF	Total
APPA	11	-	-	-	11
EC	-	-	2	-	2
CCA	79	6	29	-	114
MRRA	14	-	18	-	32
OMGA	10	-	30	-	40
RPA	4	-	-	-	4
RRA	11	-	-	-	11
TUC	-	-	-	-	0
Sum	129	6	79	0	214

Policy Area Type	# of Units	% Share of Total
Urban LMA	188	87.85%
Rural LMA	26	12.15%

Occupancy Permits by Growth Tier, 2nd Quarter 2016

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	99	6	68	-	173	80.84%
1a	4	-	-	-	4	1.87%
2	7	-	11	-	18	10.75%
2a	-	-	-	-	0	0.00%
3	6	-	-	-	6	2.80%
4	13	-	-	-	13	6.07%
Sum	129	6	79	0	214	100%

Non-Residential Developments

There were ten non-residential development plans approved in the 2nd quarter of 2016 (Figure 7). The largest development consisted of a 511,150 square foot mixed use PUD approved within the Towson Urban Center (TUC) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 2nd Quarter, 2016

Map Key	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total
2	25 MAIN STREET	CCA	Proposed addition to office building	PUD	Mixed	-	-	12,546sf	-	-	-	12,546sf
4	7 ELEVEN SPARROWS POINT	CCA	Proposed 7 Eleven	Limited	Commercial	-	-	-	-	3,010sf	-	3,010sf
6	AUTOZONE STORE 6461	EC	Proposed Autozone	Limited	Commercial	-	-	-	-	7,382sf	-	7,382sf
7	ERCOBRO LLC	EC	Proposed office & 2 washbays	Major	Mixed	-	-	4,595sf	-	-	-	4,595sf
8	HUNT VALLEY PRESBYTERIAN CHURCH	RPA	Proposed expansion to church	Major	Institution	-	51,000sf	-	-	-	-	51,000sf
9	LOCH RAVEN COMMONS PUD	EC	Propose three retail buildings.	PUD	Mixed	-	-	-	-	20,886sf	-	20,886sf
10	PALL CORPORATION	EC-HV	Proposed medical office	Limited	office	-	-	46,500sf	-	-	-	46,500sf
12	TALMUDICAL ACADEMY	CCA	Proposed school	Limited	Institution	-	82,255sf	-	-	-	-	82,255sf
15	TOWSON ROW PUD	TUC	Proposed office, retail, restaurant, grocery store, and hotel.	PUD	Mixed	-	-	226,400sf	62,750sf	55,000sf	167,000sf	511,150sf
16	VERIZON WIRELESS DIAMOND POINT	EC	Proposed Verizon wireless 50'x50' compound and monopole.	Limited	Commercial	-	-	-	-	-	-	0sf
SUM:						0sf	133,255sf	290,041sf	62,750sf	86,278sf	167,000sf	739,324sf
Percentage:						0%	18.02%	39.23%	8.49%	11.67%	22.59%	100%

Source: Baltimore County Government, July 2016.

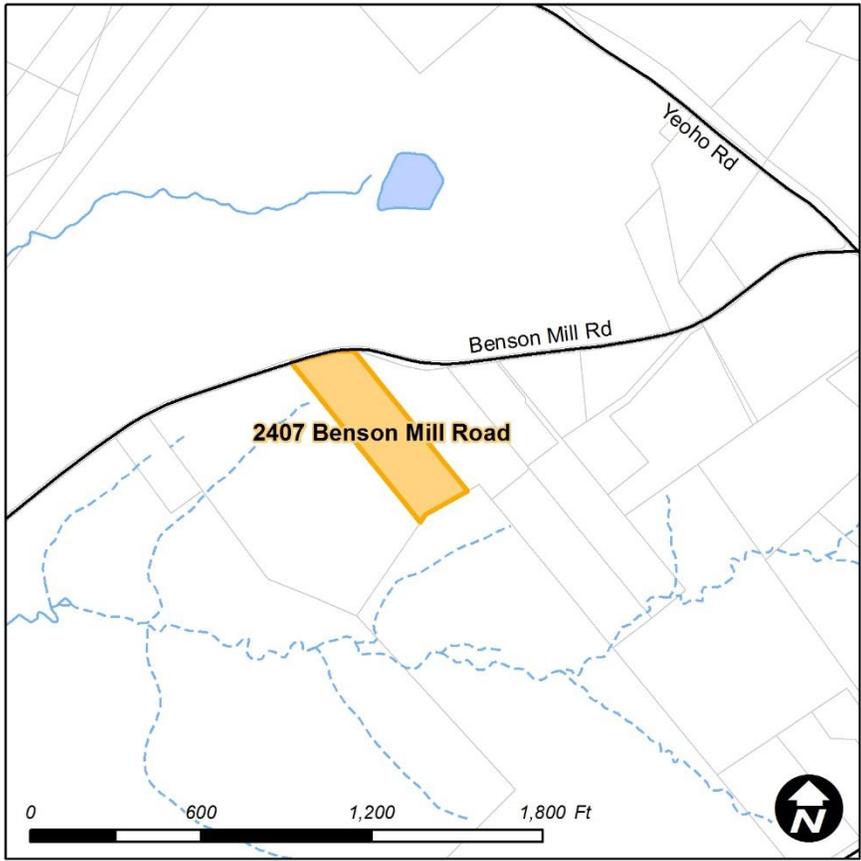
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

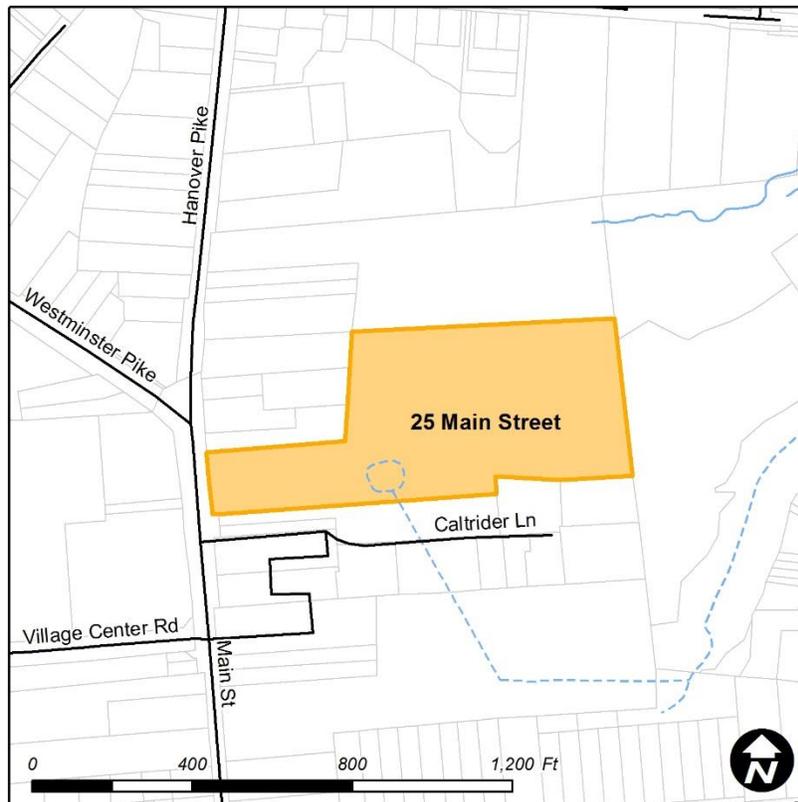
2407 Benson Mill Road

DEVELOPMENT TRACK:	Minor	PAI #	50337				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14050M				
		LIMITED #					
LOCATION:	2407 Benson Mill Rd						
MAP	27	COUNCIL DISTRICT	3	PLAN SUBMITTED	12/8/2014		
BLOCK	2	LMA	APPA	PLAN APPROVAL	4/11/2016		
PARCEL	264	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	3.062
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.062
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



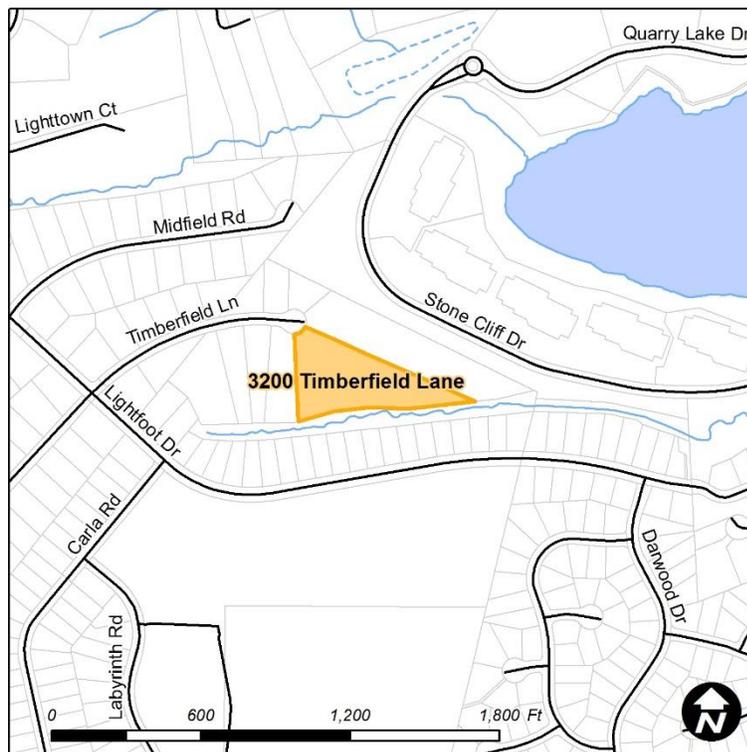
25 Main Street

DEVELOPMENT TRACK:	PUD	PAI #	40744				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	25 Main Street						
MAP	48	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/15/2015		
BLOCK	11	LMA	CCA	PLAN APPROVAL	3/28/2016		
PARCEL	782	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	6.64
SFD	0	DVLP SFD	0	ZONING2	BL-CCC	ACRES	1.1
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.75
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



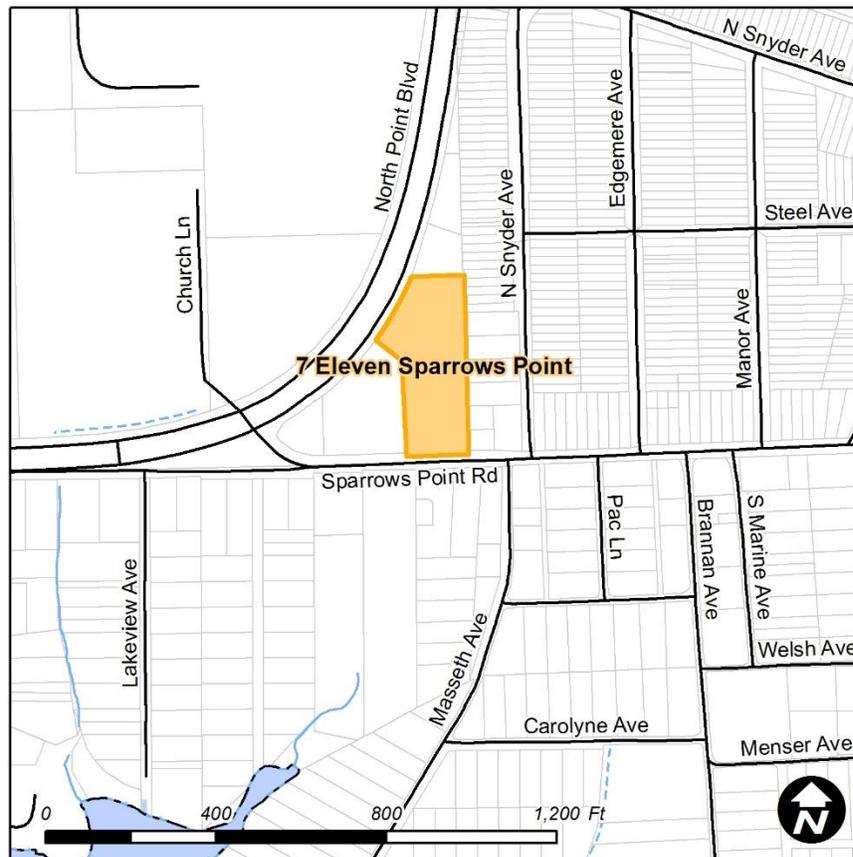
3200 Timberfield Lane

DEVELOPMENT TRACK:	Minor	PAI #	30501				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14024M				
		LIMITED #					
LOCATION:	3200 Timberfield Lane						
MAP	78	COUNCIL DISTRICT	2	PLAN SUBMITTED	10/8/2015		
BLOCK	5	LMA	CCA	PLAN APPROVAL	5/10/2016		
PARCEL	144	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 2	ACRES	3.134
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.134
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



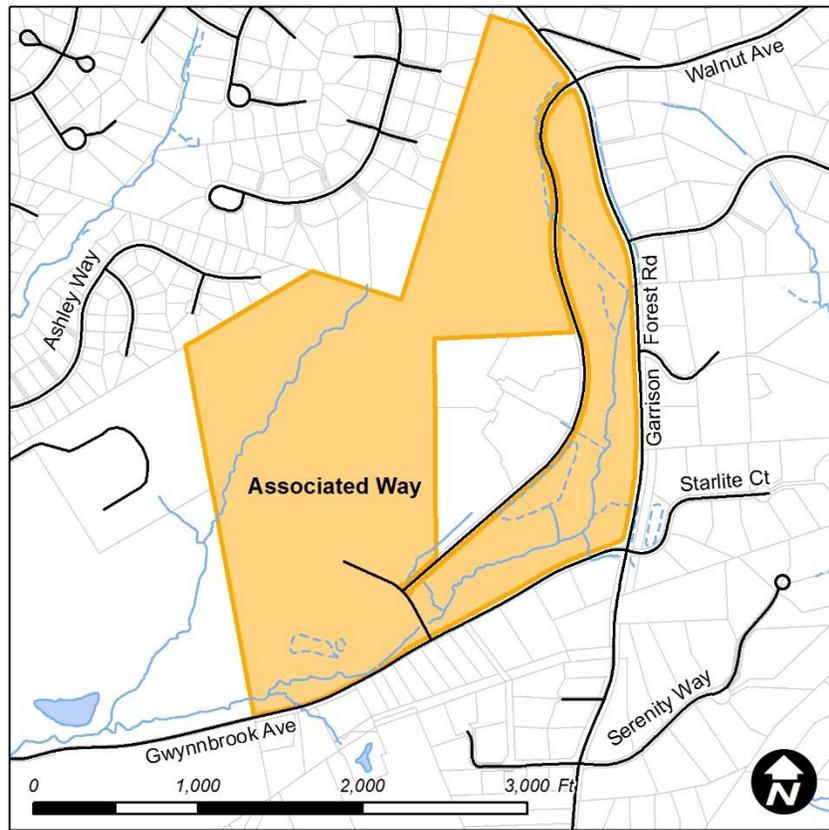
7 Eleven Sparrows Point

DEVELOPMENT TRACK:	Limited	PAI #	150991				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	2326 Sparrows Point Rd						
MAP	111	COUNCIL DISTRICT	7	PLAN SUBMITTED	11/12/2014		
BLOCK	10	LMA	CCA	PLAN APPROVAL	5/24/2016		
PARCEL	188	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR-AS	ACRES	1.53
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.53
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



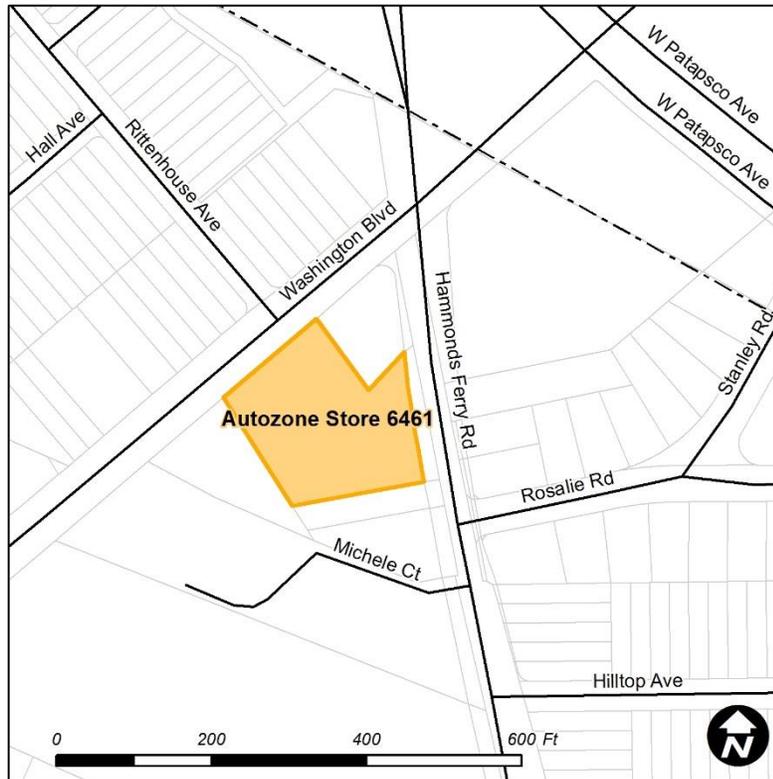
Associated Way

DEVELOPMENT TRACK:	Major	PAI #	40742				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	Garrison Forest Rd & Starlite Ct.						
MAP	49	COUNCIL DISTRICT	2	PLAN SUBMITTED	10/5/2015		
BLOCK	22	LMA	OMGA	PLAN APPROVAL	5/6/2016		
PARCEL	247	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	56	UNITS/LOTS	0	ZONING1	DR 1	ACRES	88
SFD	56	DVLP SFD	0	ZONING2	OR 2	ACRES	11.44
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	99.44
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



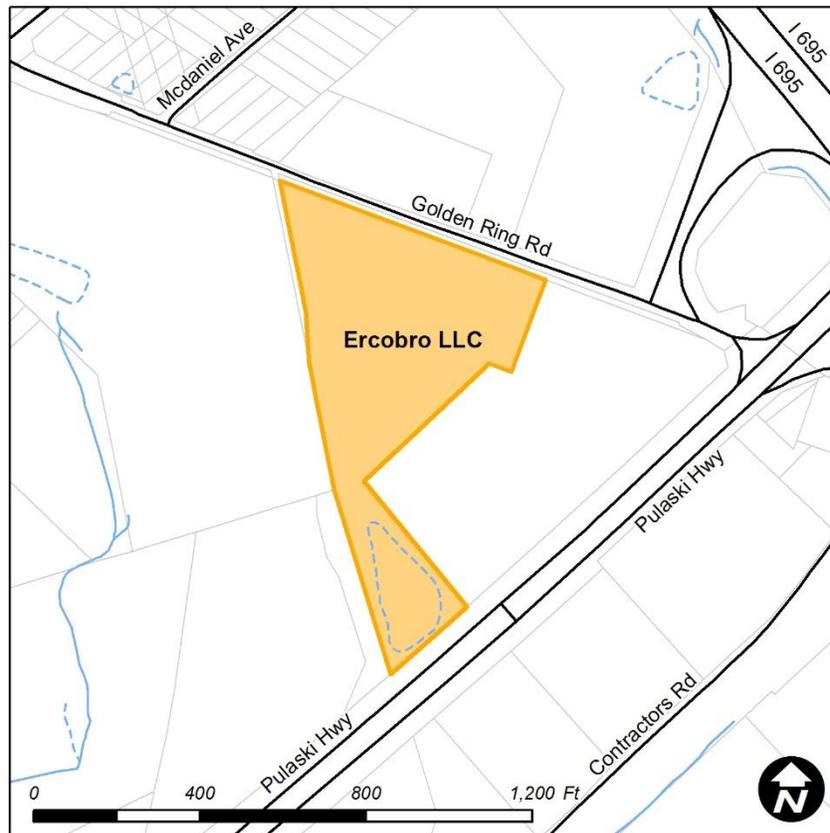
AutoZone Store 6461

DEVELOPMENT							
TRACK:	Limited	PAI #	130229				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	3303 Washington Blvd						
MAP	10	COUNCIL DISTRICT	1	PLAN SUBMITTED	1/5/2015		
BLOCK	20	LMA	EC	PLAN APPROVAL	5/11/2016		
PARCEL	23	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.581
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	0.28
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.861
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



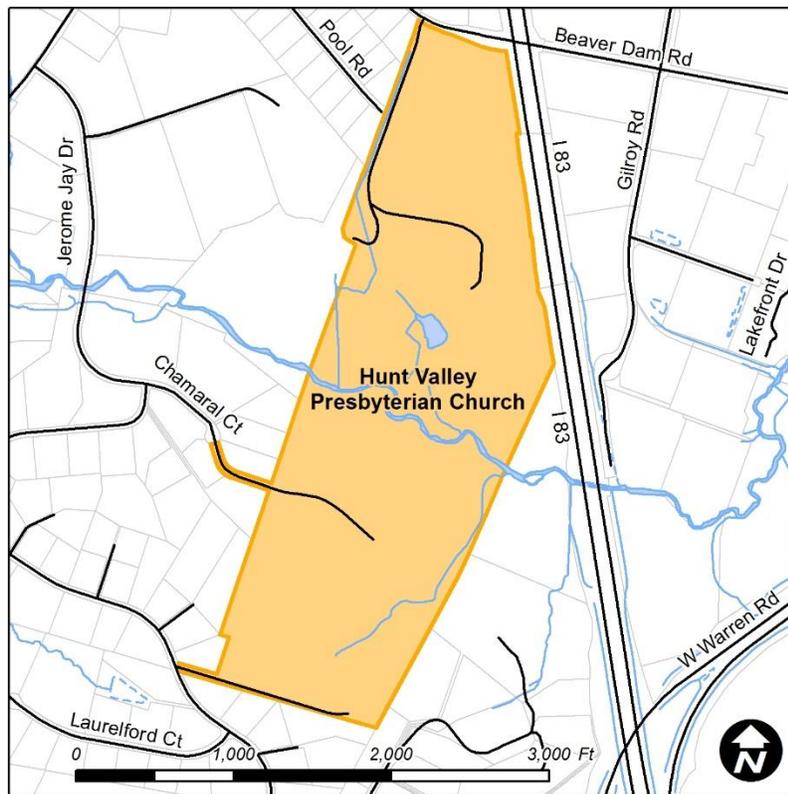
Ercobro LLC

DEVELOPMENT TRACK:	Amendment	PAI #	150942				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	7001 Golden Ring Rd						
MAP	89	COUNCIL DISTRICT	7	PLAN SUBMITTED	8/25/2015		
BLOCK	18	LMA	EC	PLAN APPROVAL	4/11/2016		
PARCEL	331	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	2	ZONING1	ML-IM	ACRES	7.795
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.795
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	2				



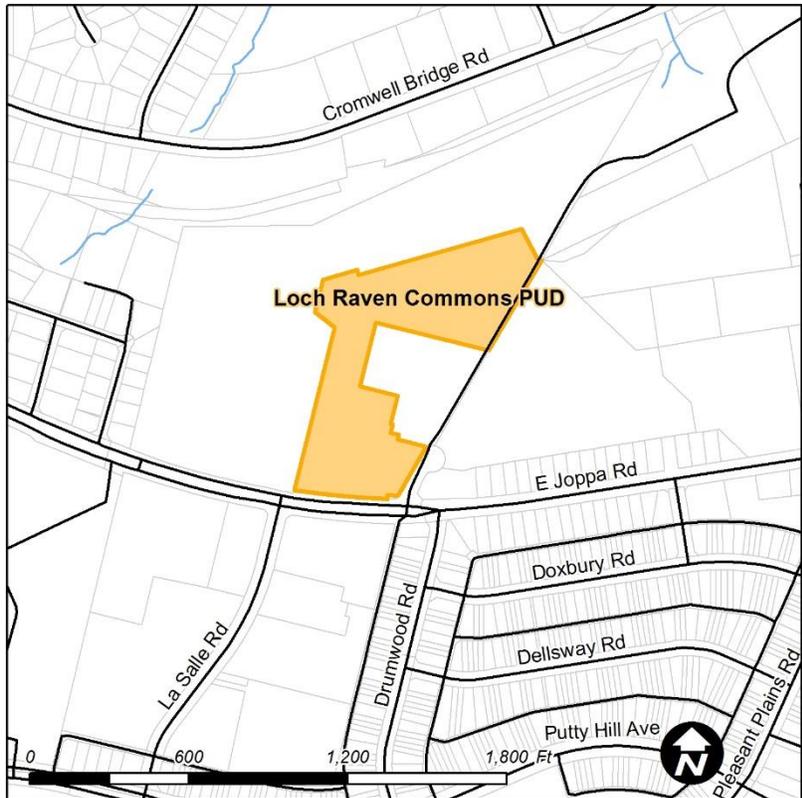
Hunt Valley Presbyterian Church

DEVELOPMENT								
TRACK:	Major	PAI #	80524					
DEVELOPMENT TYPE:	Institution	MINOR SUB #:						
		LIMITED #						
LOCATION:	13015 Beaver Dam Rd							
MAP	51	COUNCIL DISTRICT	3	PLAN SUBMITTED	1/21/2015			
BLOCK	2	LMA	RPA	PLAN APPROVAL	4/27/2016			
PARCEL	74	Growth Tier	4					
#PROPOSED:	#DEVELOPED:							
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 3	ACRES	23.15	
SFD	0	DVLP SFD	0	ZONING2	ACRES			
SFSD	0	DVLP SFSD	0	ZONING3	ACRES			
SFA	0	DVLP SFA	0	TOTAL				23.15
MULTIFAM	0	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	2	DVLP OTHER	1					



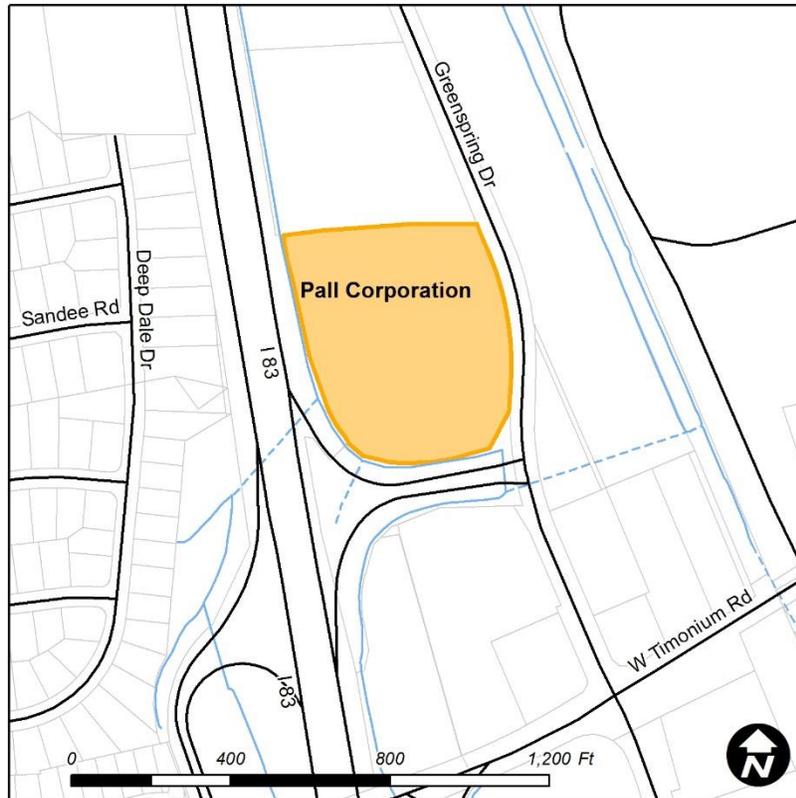
Loch Raven Commons PUD

DEVELOPMENT TRACK:	PUD	PAI #	90844			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	1300 E. Joppa Rd.					
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	8/4/2015	
BLOCK	17	LMA	EC	PLAN APPROVAL	4/21/2016	
PARCEL	1,188	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	208	UNITS/LOTS	0	ZONING1	ML-IM	ACRES 9.78
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 9.78
MULTIFAM	192	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	5	DVLP OTHER	0			



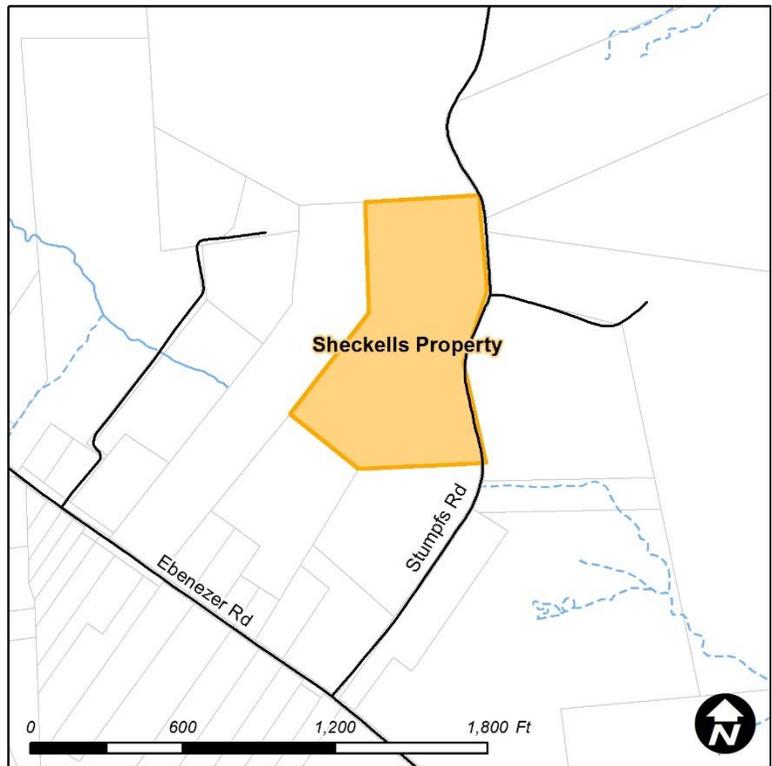
Pall Corporation

DEVELOPMENT TRACK:	Limited	PAI #	80697				
DEVELOPMENT TYPE:	office	MINOR SUB #:					
		LIMITED #					
LOCATION:	2118 Greenspring Dr.						
MAP	60	COUNCIL DISTRICT	4	PLAN SUBMITTED	2/9/2016		
BLOCK	5	LMA	EC-HV	PLAN APPROVAL	5/13/2016		
PARCEL	498	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	ML-IM	ACRES	6.4
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	6.4
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	1				



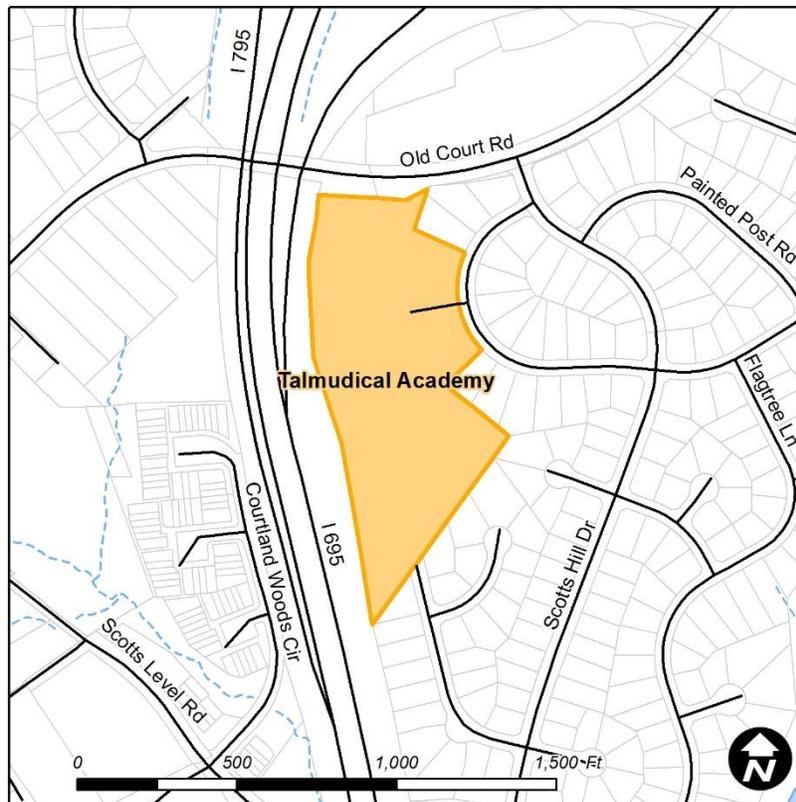
Sheckells Property

DEVELOPMENT TRACK:	Minor	PAI #	150994				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15001M				
		LIMITED #					
LOCATION:	816 Stumpfs Rd.						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	2/19/2015		
BLOCK	9	LMA	APPA	PLAN APPROVAL	4/20/2016		
PARCEL	581	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	12.8835
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	12.8835
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



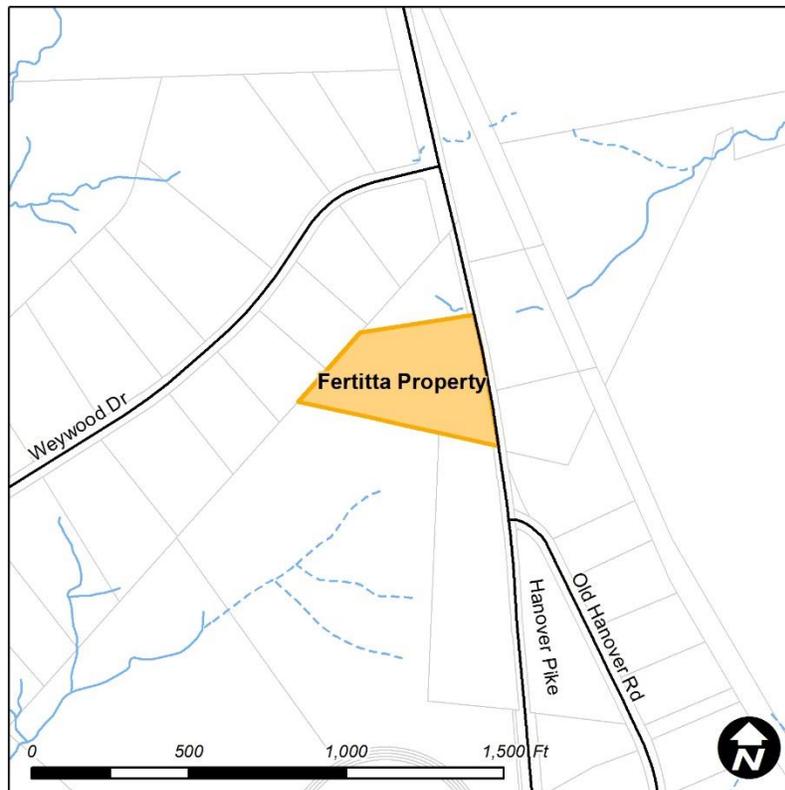
Talmudical Academy

DEVELOPMENT TRACK:	Limited	PAI #	20779				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	4445 Old Court Rd.						
MAP	77	COUNCIL DISTRICT	2	PLAN SUBMITTED	7/13/2015		
BLOCK	7	LMA	CCA	PLAN APPROVAL	4/15/2016		
PARCEL	712	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	8	UNITS/LOTS	5	ZONING1	DR 5.5	ACRES	11.6
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	11.6
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	5				
OTHER	8	DVLP OTHER	0				



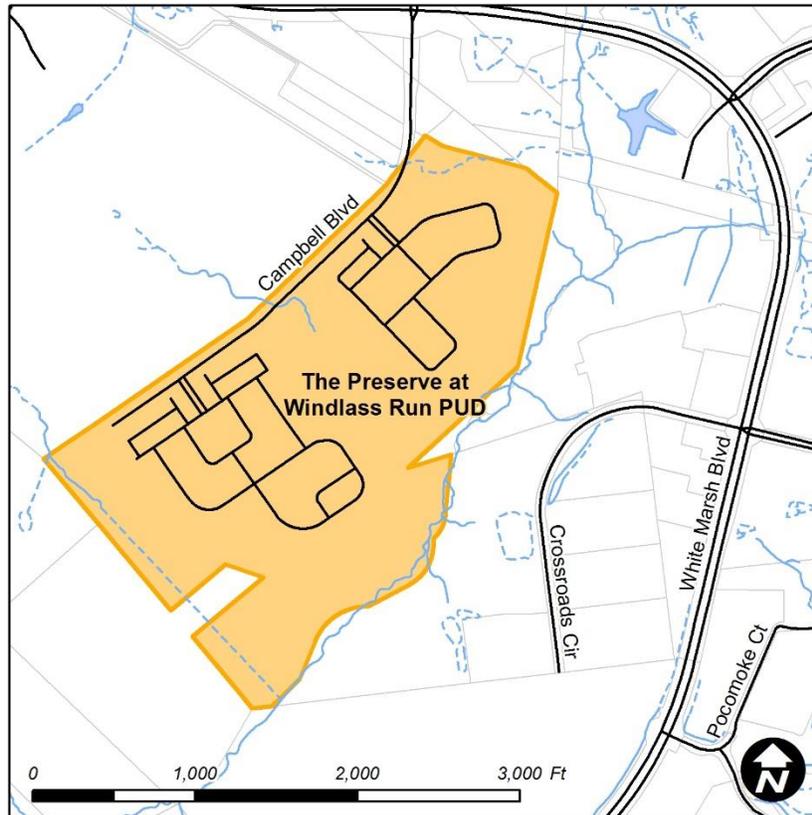
The Fertitta Property

DEVELOPMENT TRACK:	Minor	PAI #	40746				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14054M				
		LIMITED #					
LOCATION:	13506 Hanover Pike						
MAP	39	COUNCIL DISTRICT	3	PLAN SUBMITTED	12/18/2014		
BLOCK	16	LMA	RRA	PLAN APPROVAL	4/8/2016		
PARCEL	29	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	3.73
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.73
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



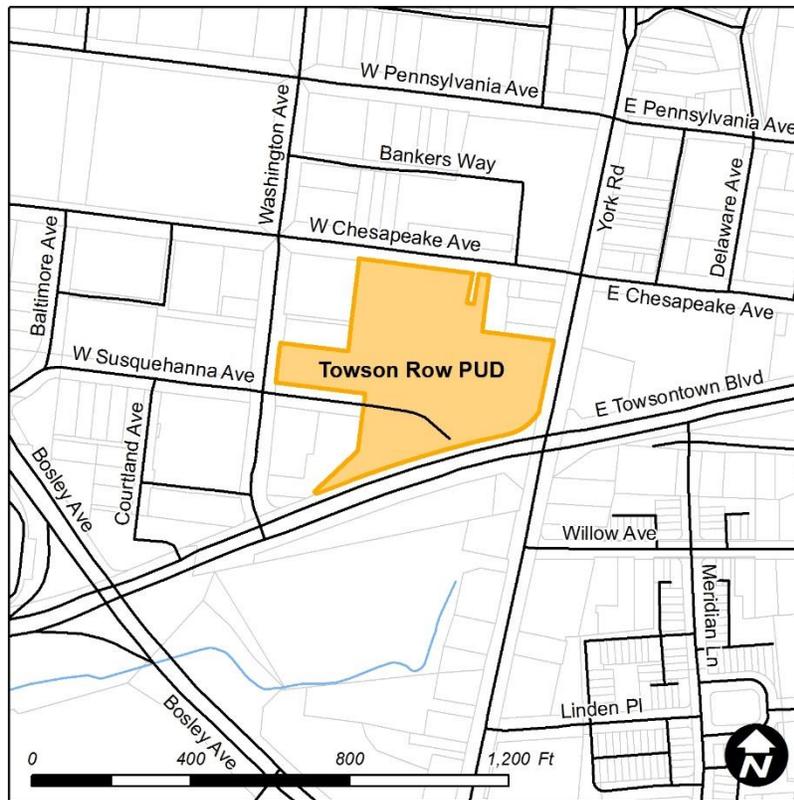
The Preserve at Windlass Run PUD

DEVELOPMENT TRACK:	PUD	PAI #	150948				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	SE/S Campbell Blvd, S of White Marsh Blvd.						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	1/5/2009		
BLOCK	19	LMA	CCA	PLAN APPROVAL	5/26/2016		
PARCEL	360	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	424	UNITS/LOTS	81	ZONING1	DR 3.5	ACRES	118.51
SFD	107	DVLP SFD	15	ZONING2	ML-IM	ACRES	1.09
SFSD	0	DVLP SFSD	0	ZONING3	DR 2	ACRES	1.09
SFA	317	DVLP SFA	66			TOTAL	120.94
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



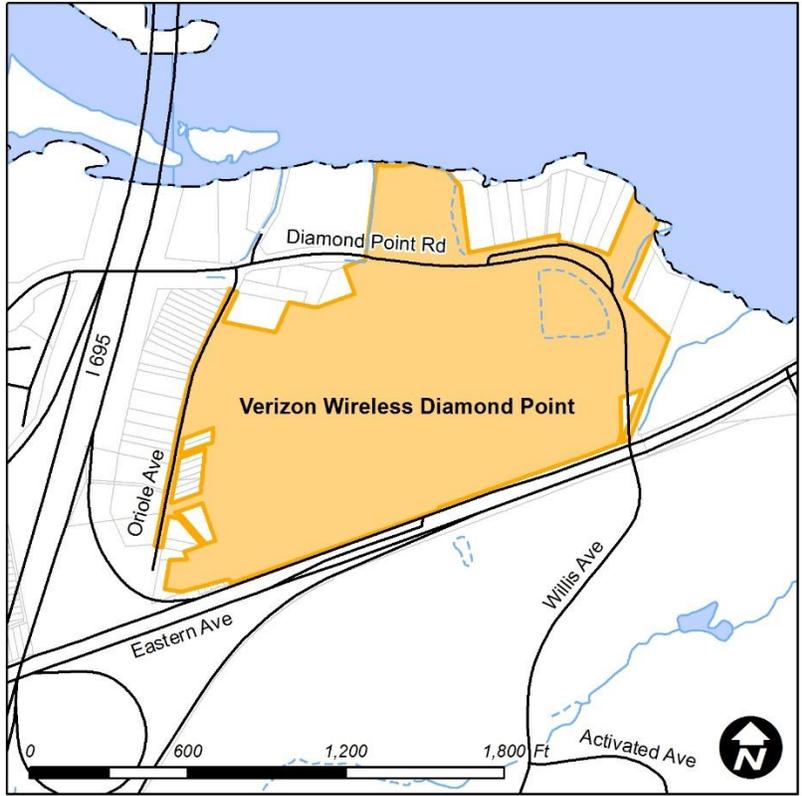
Towson Row PUD

DEVELOPMENT TRACK:	PUD	PAI #	90851				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	305 York Rd						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	5/28/2015		
BLOCK		LMA	TUC	PLAN APPROVAL	4/5/2016		
PARCEL	444	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	0	UNITS/LOTS	0	ZONING1	BM-CT	ACRES	5.934
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	5.934
MULTIFAM	374	DVLP MFAM	0				
SPECIAL	1	DVLP SPECIAL	0				
OTHER	5	DVLP OTHER	0				



Verizon Wireless Diamond Point

DEVELOPMENT TRACK:	Major	PAI #	150197				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	8250 Eastern Ave						
MAP	96	COUNCIL DISTRICT	5	PLAN SUBMITTED	1/8/2016		
BLOCK	12	LMA	EC	PLAN APPROVAL	4/11/2016		
PARCEL	289	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	31.4
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	31.4
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



York Road Project

DEVELOPMENT TRACK:	Major	PAI #	90819				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:	LIMITED #				
LOCATION:	703 Washington Ave						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/10/2014		
BLOCK	7	LMA	TUC	PLAN APPROVAL	4/12/2016		
PARCEL	163	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	106	UNITS/LOTS	1	ZONING1	BM-CT	ACRES	1.318
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.318
MULTIFAM	105	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

